

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting November 29, 2022**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Richard Duncan, Mike Doyle, Mike West, Ken Madara, and Town Manager Stacey Long.

The meeting was properly posted.

**The first item on the Agenda** was a lot line adjustment for Billy Banning Enterprises, located at 38070 Dupont Blvd., for District 5-33 Map 16.00 Parcels 37.00 and 38.00. Engineer Bob Palmer from Beacon Engineering addressed the committee. William Banning was also in attendance. Mr. Palmer stated that the lot line adjustment is in conjunction with the Conditional Use request for a new and used car dealership presented to the Planning and Zoning Commission and to the Mayor and Council earlier this year. He stated that they are preparing land transfers and preparing to move forward with the sale. Mr. Palmer stated that there are two existing parcels. The dance studio is on the larger parcel of farmland. There is also a smaller, residential parcel. Both parcels are zoned GC – General Commercial. Mr. Palmer stated that the intent is to adjust the current lot line by increasing the size of the smaller parcel and decreasing the size of the larger parcel. He added that they are planning to record a cross access and utility easement so that the access and utilities would be shared across the two parcels. There are no additional plans to subdivide the property and the parcels would be privately owned. Mr. Palmer stated that it's a fairly straight forward request. Mike West made a motion to accept the lot line adjustment for Billing Banning Enterprises as presented. Motion seconded by Councilman Duncan and carried by all. **It is the recommendation of the Planning and Zoning Commission that the Mayor and Council approve this request.**

**The second item on the Agenda** was lot consideration for Roger Bradford, located at 33 S. Main Street, for District 5-33 Map 16.16 Parcels 103.00 and 104.00. Roger and Sirivanah Bradford were present. Mr. Bradford explained that they'd like to put a pole barn on parcel 104.00 but that they were advised by the town that it could not be placed on a vacant lot. They are requesting to combine the lots so that their existing home is on the same lot as the future pole barn. The property is zoned Historic District, prominently located in the heart of town, and the committee stressed the importance of the color and design of the pole barn and also the upkeep of the surrounding area once the pole barn is built. Stacey provided a rendering of the proposed building which was approved by the Historic Committee on October 5, 2022. The Bradford's confirmed that the area would be landscaped and well kept, acknowledging the committee's concern. Councilman Duncan made a motion to accept the request to combine the two lots into one as presented. Motion seconded by Mike West and carried by all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council approve this request.**

**The third item on the Agenda** was lot consideration for Joseph Dawson and Mohamed Hammad, located at 38 Polly Branch Road, District 5-33 Map 16.12 Parcels 49.00 and 50.00. To familiarize the committee with the location, Chairman Murray stated that the property was formerly owned by Cecil and Dick Lort. Councilman Duncan made a motion to accept the request to combine the two parcels into one as presented. Motion seconded Ken Madara and carried by all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council approve this request.**

There being no further business to discuss, Chairman Murray made a motion to adjourn the meeting. Motion seconded by Councilman Duncan and carried by all.